



Draft Planning Concept

Presented to the Route 28 Station –
South Study Working Group
February 2, 2011



Draft Concept

- Sources for the Concept
 - Working Group efforts and vision
 - Existing, zoned and planned development potential
 - GMU Forecast
 - TOD Policy
 - Preliminary staff analysis



Draft Concept

- Northern Study Area
 - Contains majority of proposed change to the existing Plan
 - Consists of several larger development areas in various stages of development
 - The larger development areas including Arrowbrook, Dulles Station and Dulles Corner are quality development



Draft Concept

- Southern Study Area
 - All of development has occurred in last 20 years, with a significant portion in the last 10 years
 - Minimal change to this area is anticipated
 - 83-acre vacant land area is one of few remaining large undeveloped areas in the Dulles Suburban Center



Draft Concept

○ Concept Approach

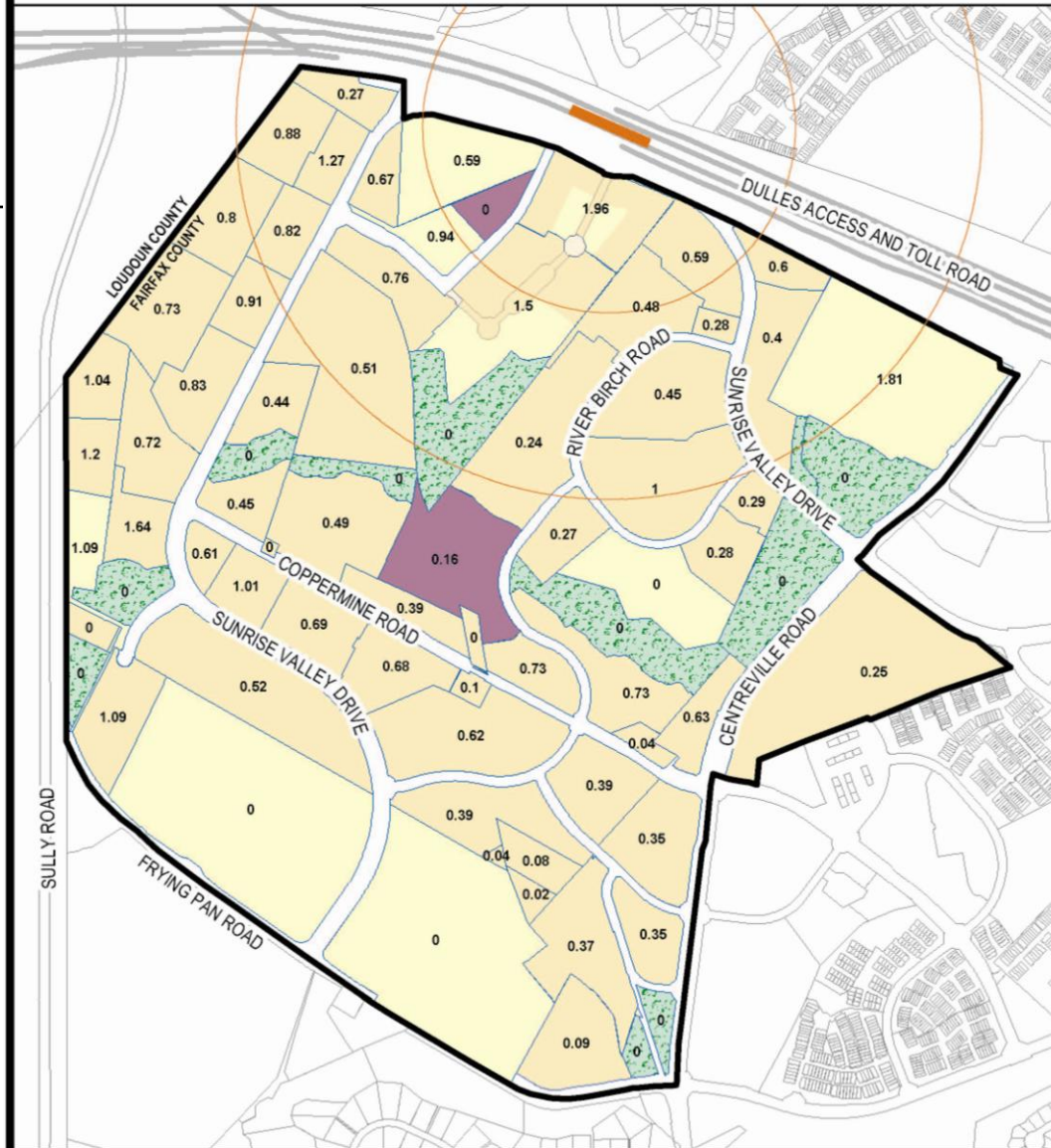
- Assigns new FARs selectively based on (re)development potential and proximity to the metro station
- Changes the mix of uses in some areas to increase the amount of residential use



Draft Concept

- Concept accomplishes the following:
 - Focuses higher intensity in the block that contains the metro entrance
 - Decreases intensity relative to distance from the metro station
 - Keeps the $\frac{1}{4}$ - $\frac{1}{2}$ mile ring at 1.25 FAR
 - Keeps the same use and intensity for areas with minimal redevelopment potential
 - Keeps the same mix of uses (approx. 45-50% residential) in Arrowbrook, Dulles Station and Rocks
 - Increases the residential mix for other areas such as Dulles Technology Center, Dulles Corner and Pomeroy Property

Existing & Approved Development Route 28 Station-South Study Area



Map prepared by
Dept. of Planning & Zoning
January 2011



1000 FEET

Legend

General Location of
Transit Station Platform
Circles denote 1/4 and 1/2 mile distances
from center of station platform

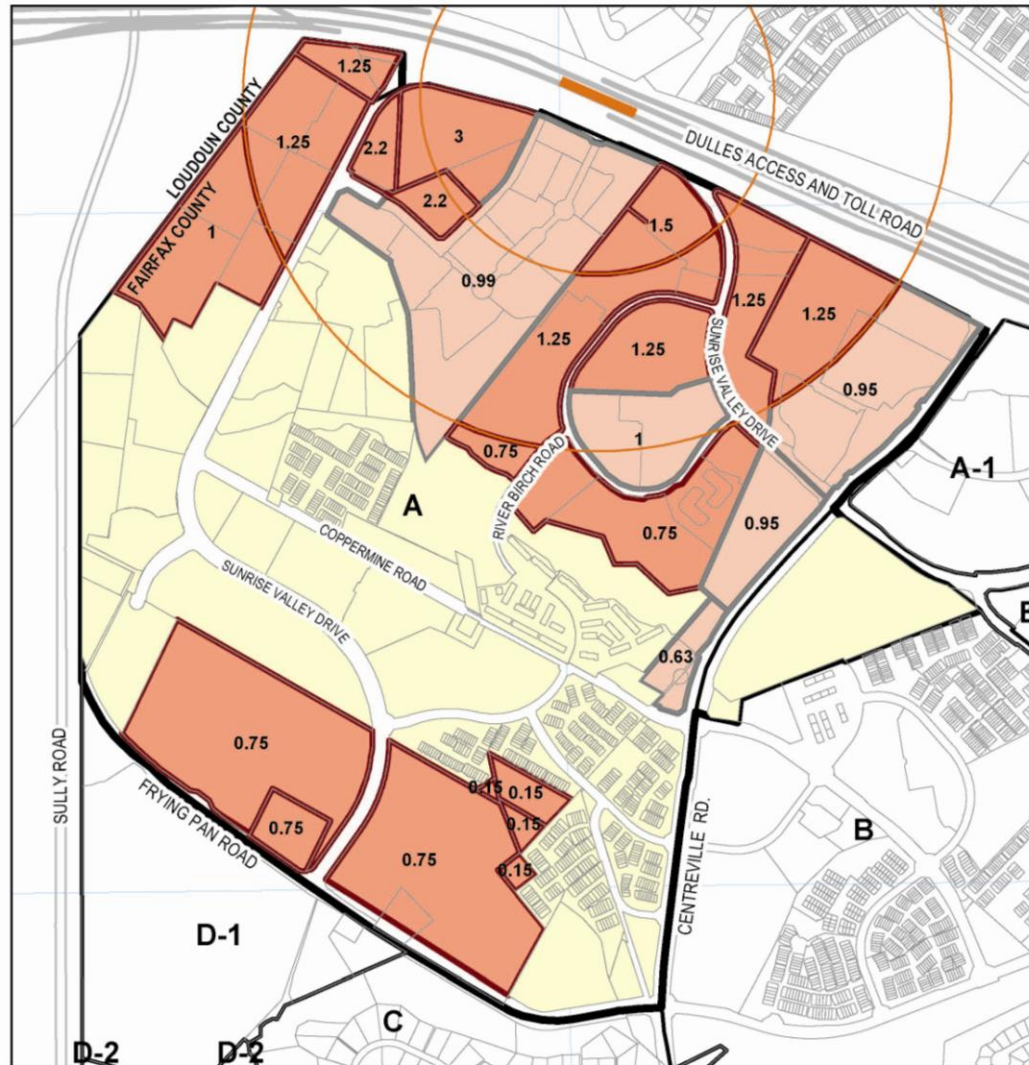
Parks/Open Space
(Bold number denotes FAR)

Public Facilities
(Bold number denotes FAR)

Existing Development
(Bold number denotes FAR)

Currently Vacant
(Bold number denotes FAR)

ROUTE 28 STATION SOUTH: PLAN CONCEPT A



Legend

General Location of
Transit Station Platforms
Circles denote 1/4 and 1/2 mile distances
from center of station platform

Development Potential

Existing Development
Plan
Zoning



Map prepared by
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February 2011

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Next Steps

- Staff to test a concept for transportation and public facility impacts
- Working Group to review area-wide recommendations and design guidelines
- Staff to review and present impact analyses to Working Group for additional input
- Staff to develop draft area-wide and land use recommendations and Working Group to prepare their report
- Planning Commission and Board of Supervisors public hearings